

NO: R058

COUNCIL DATE: April 8, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 4, 2024**

FROM: **General Manager, Parks, Recreation & Culture** FILE: **6520-20**  
**General Manager, Planning & Development** (Darts Hill)

SUBJECT: **Darts Hill Neighbourhood Concept Plan Amendments**

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## RECOMMENDATION

The Parks, Recreation & Culture Department and Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Endorse an amendment to the Darts Hill Neighbourhood Concept Plan to change land uses from parkland to townhouse, as illustrated in Appendix “I” and as generally described in this report;
3. Direct staff to make all necessary changes to the Darts Hill Neighbourhood Concept Plan to adjust for the Park Designation change identified in this report; and
4. Authorize staff to bring forward bylaw amendments to Surrey Official Community Plan Bylaw, 2014, No. 18020, as documented in Appendix “II”, in order to align related figures and land use designations within the Darts Hill Neighbourhood Concept Plan with those in the Official Community Plan, and authorize the City Clerk to introduce the necessary Official Community Plan amending bylaws for the required readings and to set a date for the related public hearing.

## INTENT

The intent of this report is to seek endorsement for an update to a portion of the Darts Hill Neighbourhood Concept Plan (“NCP”) and the Official Community Plan (“OCP”).

## BACKGROUND

The Darts Hill NCP was adopted in May 2021. It covers 130 hectares (321 acres) of the Grandview Heights community, which is generally bounded by the Agricultural Land Reserve (“ALR”) to the south, 168 Street to the west, 20 Avenue to the north, and Redwood Park to the east. As part of the implementation of the Darts Hill NCP, periodic amendments to land uses are required to guide ongoing development.

## DISCUSSION

Staff are proposing to designate 1734 and 1750 - 168 Street from 'Proposed Park' to 'Medium Density Townhouse' as this parkland is no longer needed to achieve the parkland needs in the Darts Hill NCP.

On November 28, 2022 (since the adoption of the NCP), Council conditionally approved Development Application 7921-0174-00, which removes the need for the NCP-proposed detention pond on nearby 'Proposed Park' designated land (1675 - 170 Street). This detention pond relocation will increase the amount of land available for park specific amenities for the expansion of Darts Hill Garden Park once the property is acquired by the City.

In the context of Bill 44, the *Housing Statutes (Residential Development) Amendment Act, 2023*, the City is reviewing many NCPs to ensure that parkland acquisition funds can be appropriately targeted in areas that will see an increase in family-oriented housing. This further increased density in neighbourhoods necessitates a review of future parkland recognizing that neighbourhood park space with active amenities will be even more desired by residents. In relation to Dart's Hill, city staff have heard from area residents about the importance of neighbourhood parks in the plan area.

Residents in the NCP will continue to be served by existing Darts Hill Garden Park and its proposed expansion to the east, and the four new neighbourhood parks proposed in the plan area. These neighbourhood parks will be planned and designed in the coming years with input from residents through a public engagement process. The plan for Darts Hill Garden Park will need to be revised to reflect this change in land use, and the Surrey OCP also needs to be amended to align related figures and land use designations within the Darts Hill NCP with those in the OCP. The required NCP changes includes updates to all maps that show those parcels of land, including (but not limited to) the Growth Concept Map, Active Parkland Map, Natural Lighting Area Transition Map, Active Parkland Frontage Map, Walkshed Analysis Map, Parks and Open Space Concept Map, Parks Sites Map, and Parks Pathways Map.

## CONCLUSION

As part of its implementation, the Darts Hill NCP is periodically amended to ensure it remains relevant to guide ongoing development. Staff are proposing to redesignate 1734 and 1750 - 168 Street from 'Proposed Park' to 'Medium Density Townhouse' and to update the OCP to align with this change.

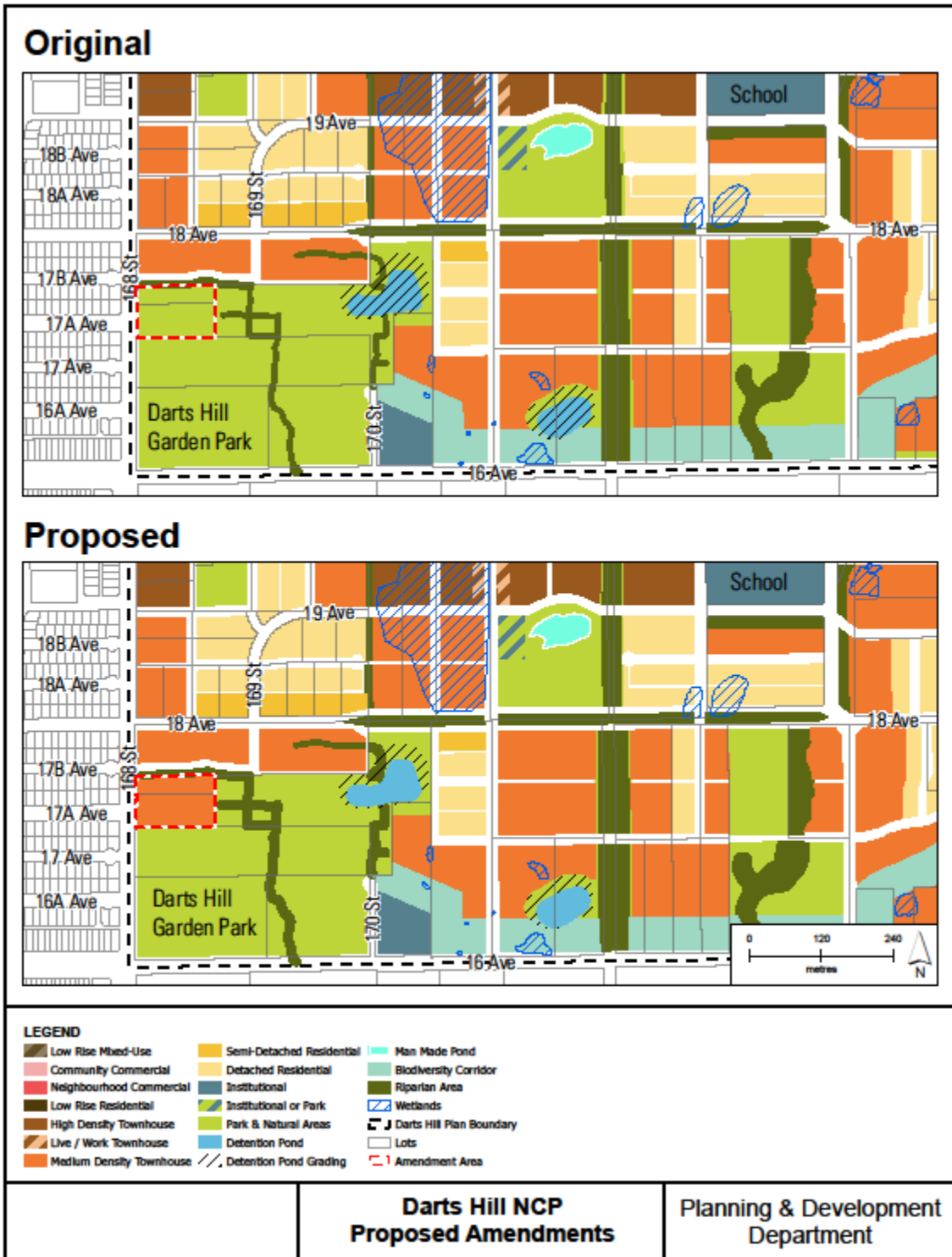
Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Don Luymes  
General Manager  
Planning & Development

Appendix "I" Darts Hill NCP – Proposed Amendment

Appendix "II" *Surrey Official Community Plan Bylaw* – Proposed Amendment

Darts Hill NCP – Proposed Amendment



## **APPENDIX “II”**

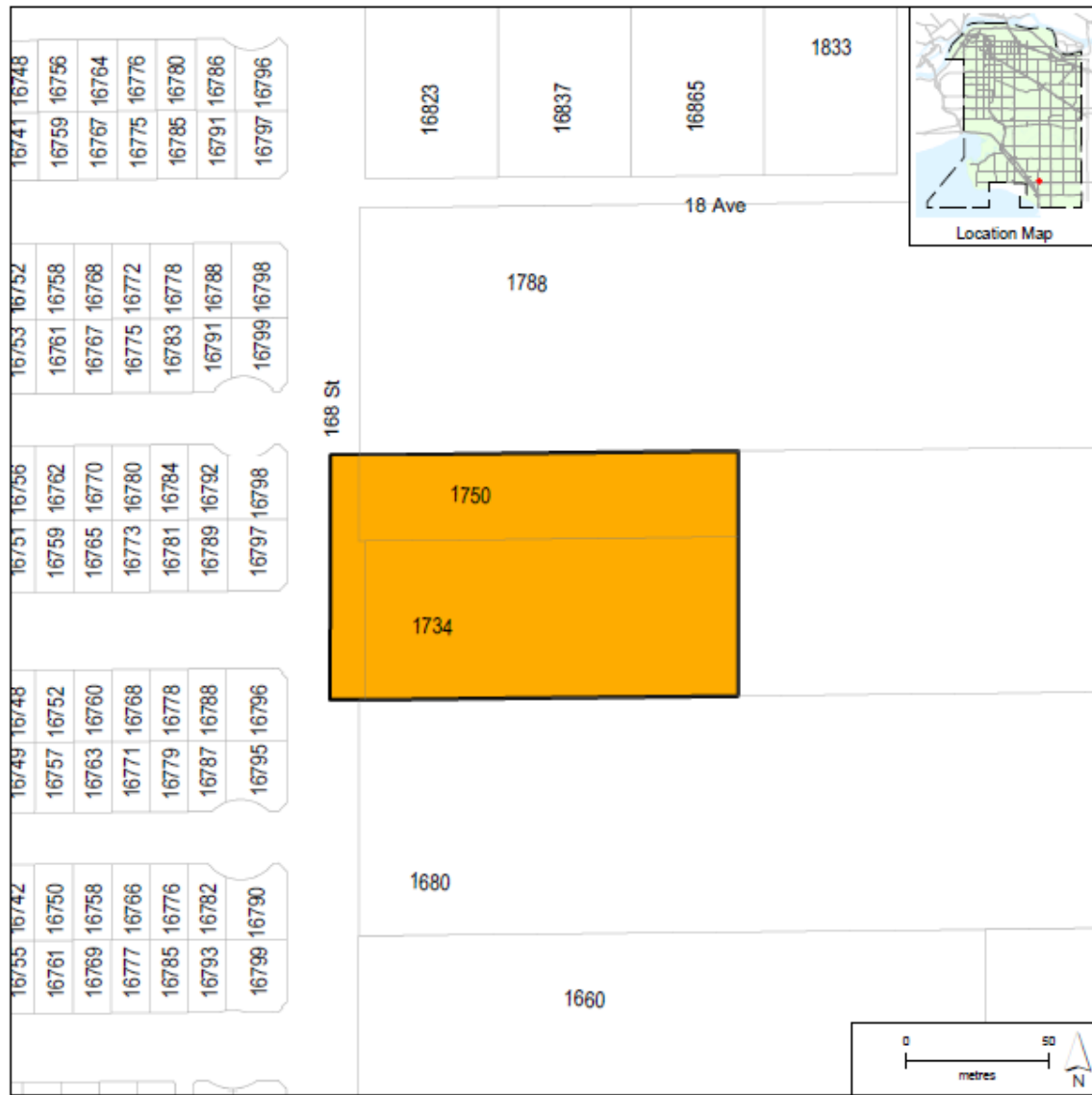
### **Surrey Official Community Plan Bylaw, 2013, No. 18020**

The following proposed amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended:


#### **Land Uses and Densities Section**

1. Page 35, Land Uses and Densities, “Figure 3: General Land Use Designations” by redesignating properties in the Darts Hill NCP area from “Conservation and Recreation” to “Urban” as illustrated in Attachment “A”.

### Amendments to Figure 3: General Land Use Designations



**LEGEND**

 From Conservation and Recreation (CR) to Urban (URB)



Proposed Darts Hill  
OCP Amendment

Planning & Development  
Department